

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Tamburino on Tuesday, September 16, 2014 at 7:00 p.m., in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, MN.

ROLL CALL

Commissioners present: Chair Tamburino and Commissioners McPhillips, Bellows, Nelson, Leuer, and Kavanaugh.

Commissioners excused: Hubert.

Also Present:

Assistant Community Development Director Ben Boike, City Engineer Matt Saam, City Council Liaison Ed Iago, and Recording Secretary Jennifer Dull.

APPROVE MINUTES

ON MOTION of Nelson, seconded by Leuer, RESOLVED to approve the West St. Paul Committee of Adjustments meeting minutes of August 19, 2014 as written.

Ayes: 6 Nays: 0 Abstain: 0

PUBLIC HEARINGS

Case # 14-04 – Multiple Variance request for the property located at 1472 Robert St. (Starbucks) including 1) Reduction in Rear Yard Parking Setback; 2) Exclusion of a Drive-through by-pass lane; and 3) Reduction in Parking Stall Depths– City of West St. Paul

Assistant Community Development Director Boike reviewed the memo to the Committee of Adjustments dated September 16, 2014, regarding an application for multiple variances requested for the property located at 1472 Robert St. (Starbucks) including 1) reduction in rear yard parking setback; 2) exclusion of a drive-through by-pass lane; and 3) reduction in parking stall depths. Staff recommended approval of the variances according to the Findings of Fact and subject to the conditions detailed in the memo.

Com. Leuer asked about the width between the building and the B6-12 curb and whether removing a bypass lane would invite other issues. Asst. Comm. Dev. Director Boike guessed the spacing was approximately 24-25 feet and clarified the bypass lane proposal.

Com. McPhillips asked why the City was bringing the application rather than the owner. Asst. Comm. Dev. Director Boike advised it was part of the negotiations in the property acquisitions for the Robert St. project.

Public Hearing

Chair Tamburino opened the Public Hearing at 7:16 p.m. and seeing no one wishing to speak for or against the application, closed the Public Hearing at 7:16 p.m.

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ON MOTION of Leuer, seconded by Nelson, Commissioners **RESOLVED** to **APPROVE** Case #14-04 subject to the condition detailed in the memo and **ADOPT** Resolution No. 14-04 Memorializing the Findings of Fact and Reasons for Approval Relating to the Multiple Variance Application of The City of West St. Paul for the Property Located at 1472 Robert St.

Ayes: 6 Nays: 0 Abstain: 0

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

ON MOTION of Bellows, seconded by Nelson, Commissioners **ADJOURNED** the Committee of Adjustments meeting of September 16, 2014, at 7:17 p.m.

All Ayes: 6/0.